

HB 1204 - H AMD TO H AMD (H-2544.1/26) **1574**

By Representative Eslick

NOT CONSIDERED 03/12/2026

1 On page 4, beginning on line 26 of the striking amendment, after
2 "arrangement" strike all material through "rent" on line 28 and insert
3 "where the tenant and roommate reside together in the same home and
4 the tenant provides housing to the roommate in exchange for an agreed
5 upon level of support in the form of financial consideration such as
6 rent, assistance with household tasks such as cooking, cleaning,
7 gardening, or other similar tasks, transportation, companionship, or
8 any combination of these supports. If the tenant moves out of the
9 home, or the tenant and roommate otherwise cease to reside together in
10 the same home, the roommate ceases to be a "homesharing roommate" for
11 the purposes of this subsection and the protections provided in this
12 subsection no longer apply to the roommate"

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14 On page 7, line 31 of the striking amendment, after "RCW
15 59.20.060(2)(k)" insert ". If the tenant moves out of the home, or the
16 tenant and roommate otherwise cease to reside together in the same
17 home, the roommate ceases to be a "homesharing roommate" for the
18 purposes of this subsection and the protections provided in this
19 subsection no longer apply to the roommate"

EFFECT: Modifies the definition of "homesharing roommate" to mean a roommate who shares the home with the tenant as part of a home-matching program or homesharing arrangement where the tenant and roommate reside together in the same home and the tenant provides housing to the roommate in exchange for an agreed upon level of support in the form of financial consideration such as rent, assistance with household tasks, transportation, companionship, or any combination of these supports. Specifies that if the tenant moves out of the home, or the tenant and roommate otherwise cease to reside together in the same home, the roommate

27

ceases to be a "homesharing roommate" and the protections in the bill no longer apply to the roommate.

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